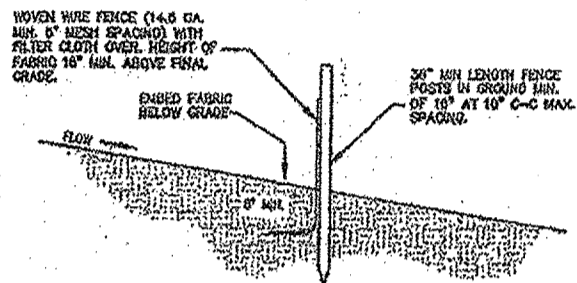


**SOIL EROSION & SEDIMENT CONTROL PLAN**

1. A temporary sediment barrier to be installed below the disturbed areas during construction.
2. All area disturbed by on site grading that will not be constructed upon to be established to permanent vegetative cover.
3. Fertilizer, 5-10-5 agriculture grade apply 20lbs/100 sf.
4. Seed, 50% Pennlawn and 50% Fiesta perennial rye, apply 1lb/500 sf.
5. Mulch, apply chopped hay as required for uniform light cover.
6. Moisture as required for germination and growth.
7. Excavated material to be removed from site during construction to minimize sediment run-off.
8. Topsoil storage area to be place in rear of lot and screened with fabric fence.

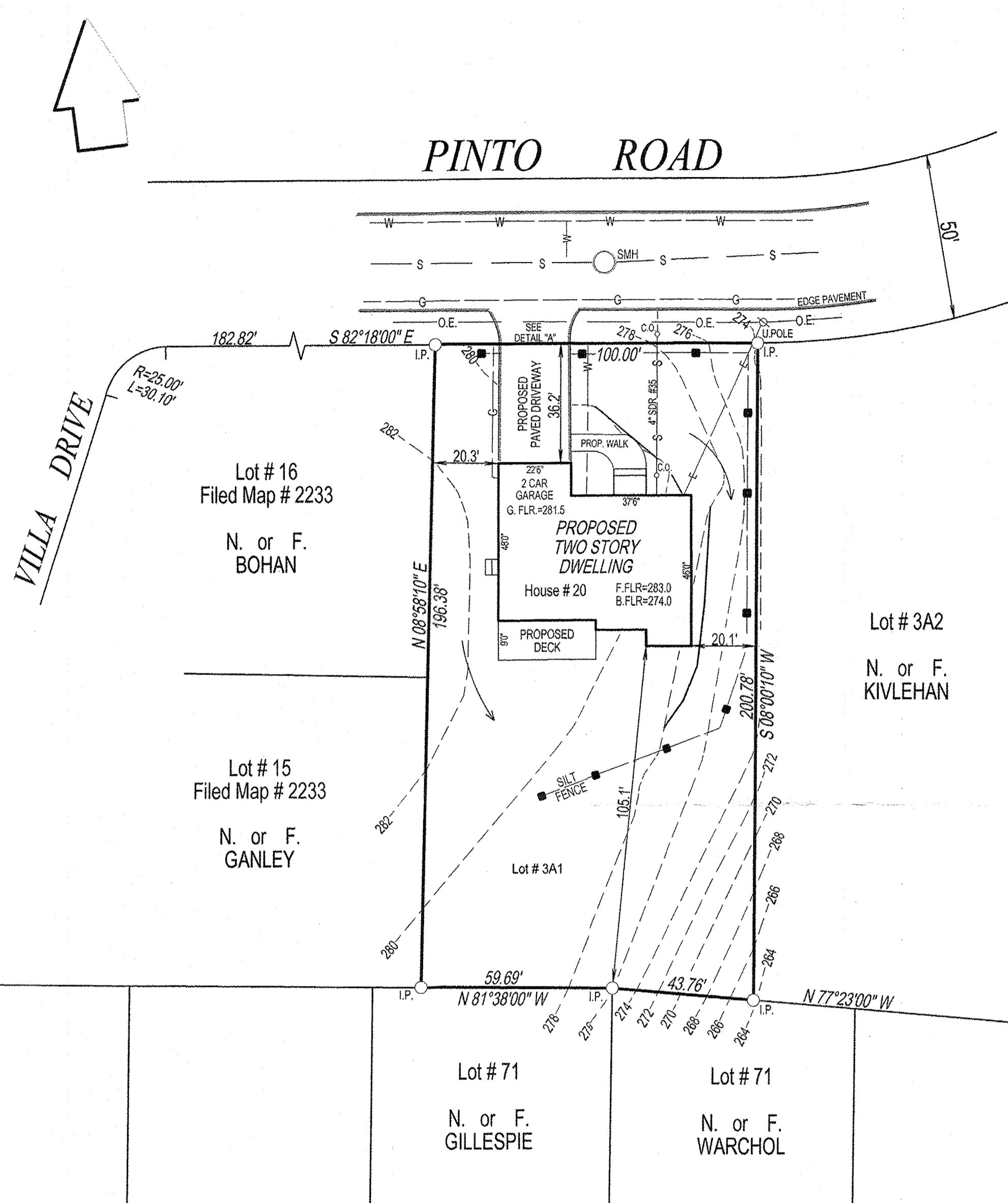
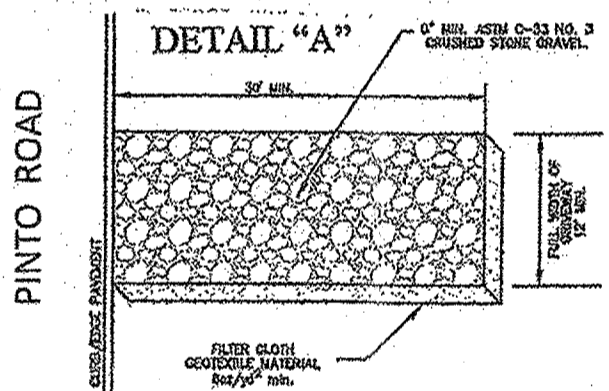


**FABRICATED SILT FENCE**

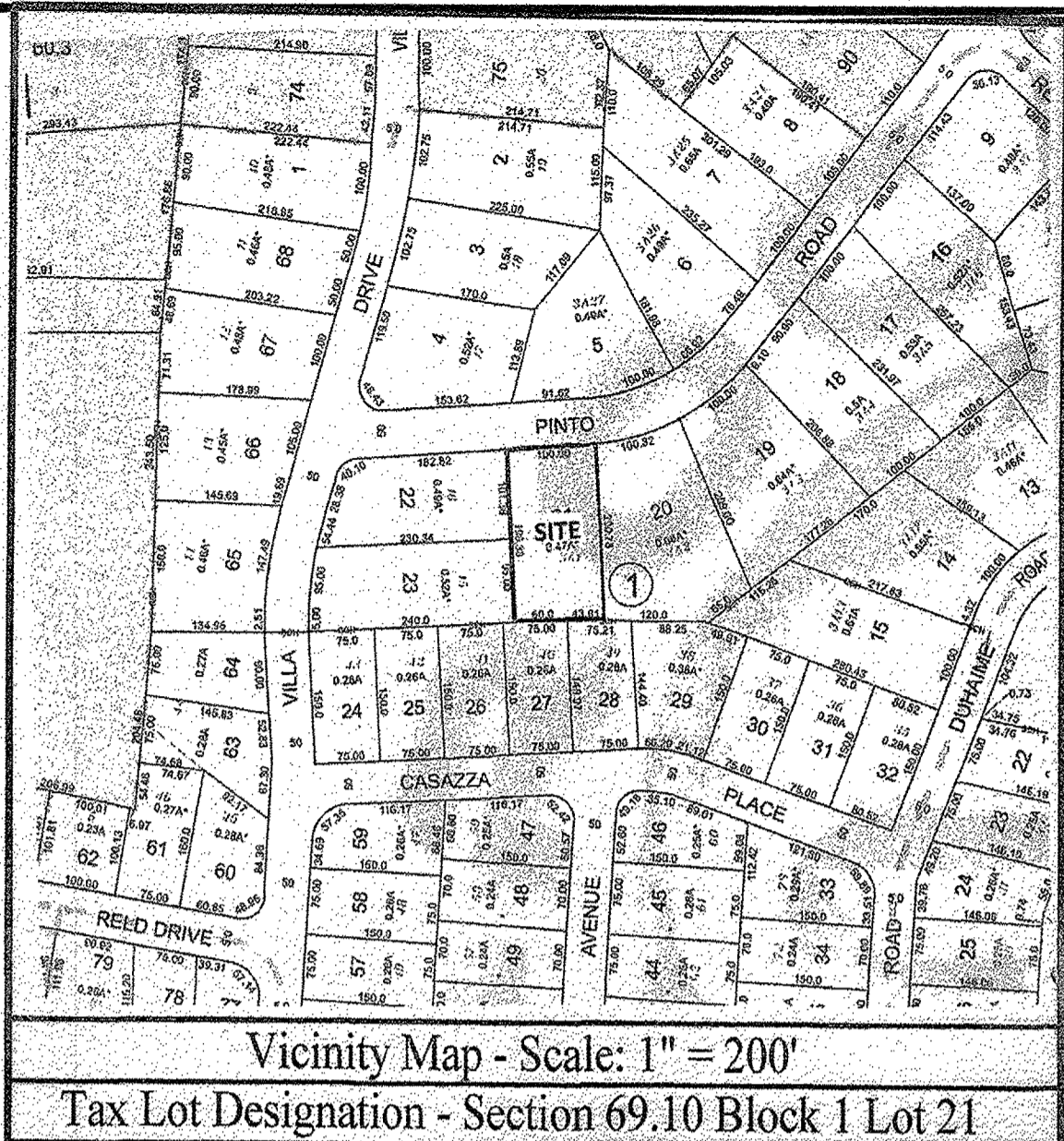
**NOTES**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
6. FENCE: WOVEN WIRE 14 GA. 6" MESH OPENING.
7. FILTER CLOTH: FILTER X MIRAFL 100X STABILUNKA OR APPROVED EQUAL.
8. STANDARD SYMBOL: [Symbol]

**STABILIZED CONSTRUCTION ENTRANCE**



Note: LOCATION OF EXISTING UTILITY CONNECTIONS TO BE VERIFIED AND RETAINED.



**"Z.B.A. APPEAL"  
DWELLING REPLACEMENT  
SITE PLAN**

For  
**"FLAHERTY"**  
Pearl River  
Town of Orangetown Rockland County, NY  
Scale: 1" = 30' Area = 0.46 Ac

October 30, 2020

Town Of Orangetown  
MEETING OF:  
MAR 18 2021  
ARCHITECTURE & COMMUNITY  
APPEARANCE BRD. OF REVIEW

RO 8264

Reference: map entitled "SECTION 2-B SUBDIVISION MAP OF APPLE ORCHARD ESTATES", Filed in the Rockland County Clerks Office November 10, 1953 in book 55 page 1 as map # 2261.

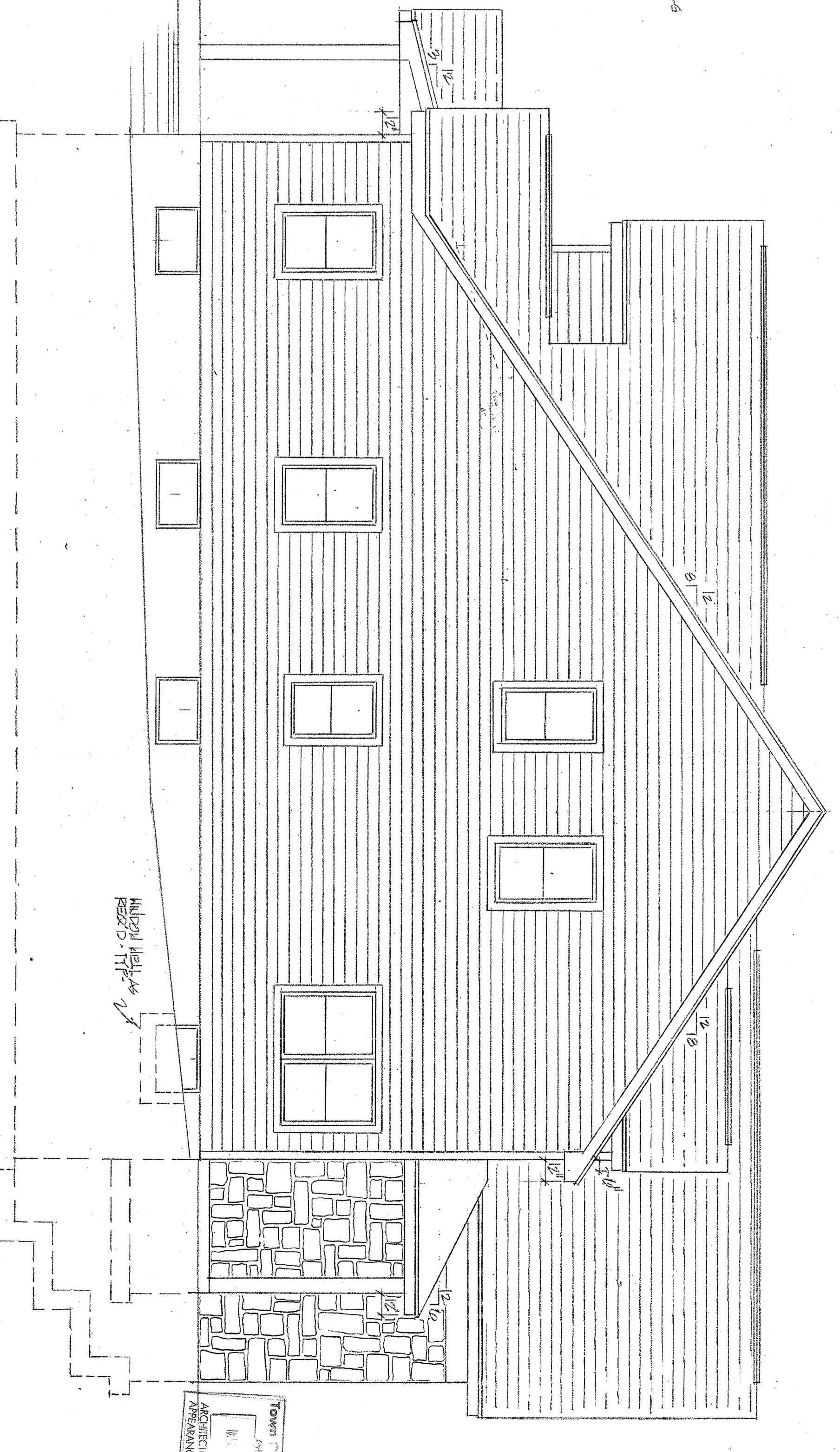
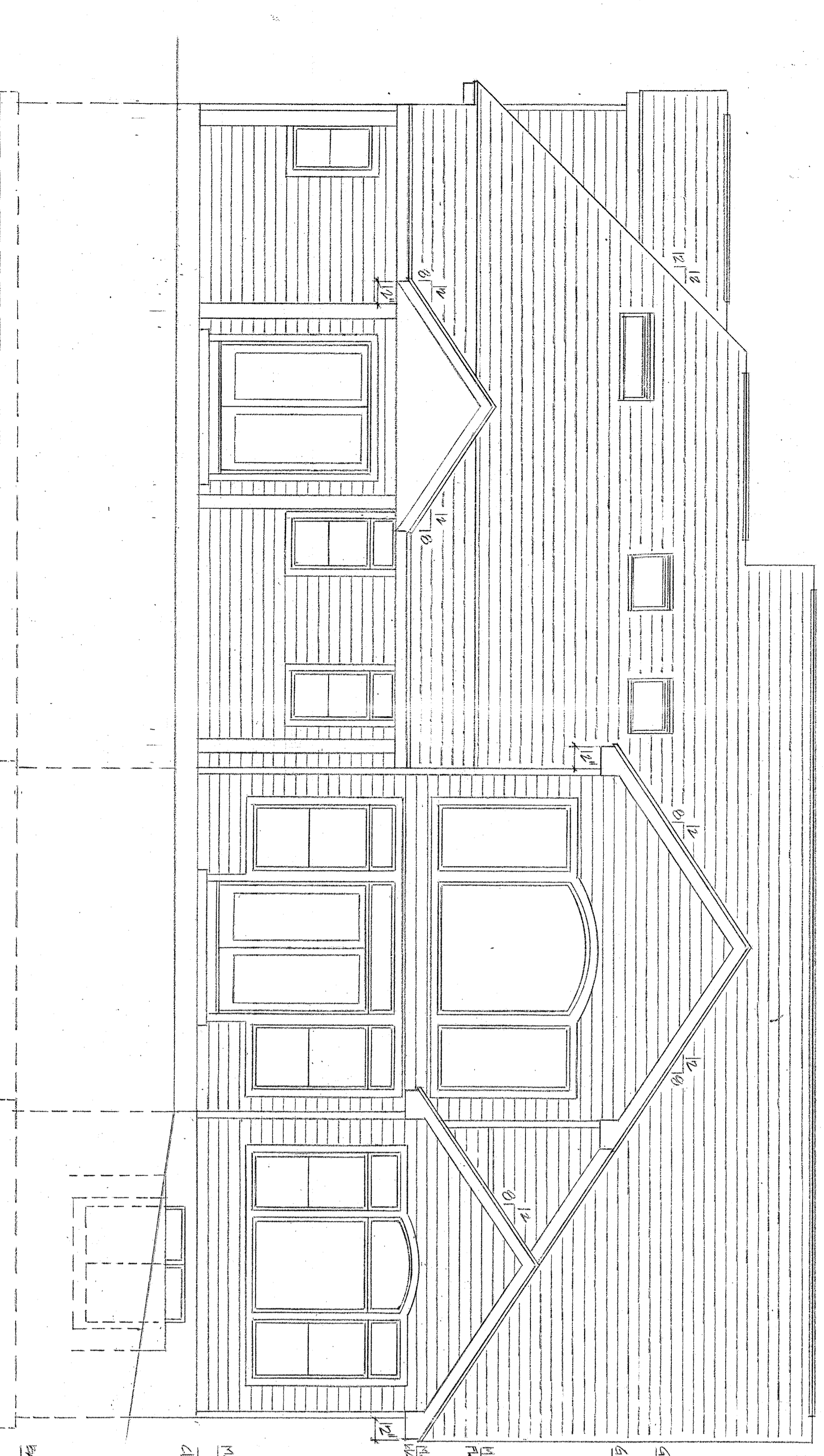
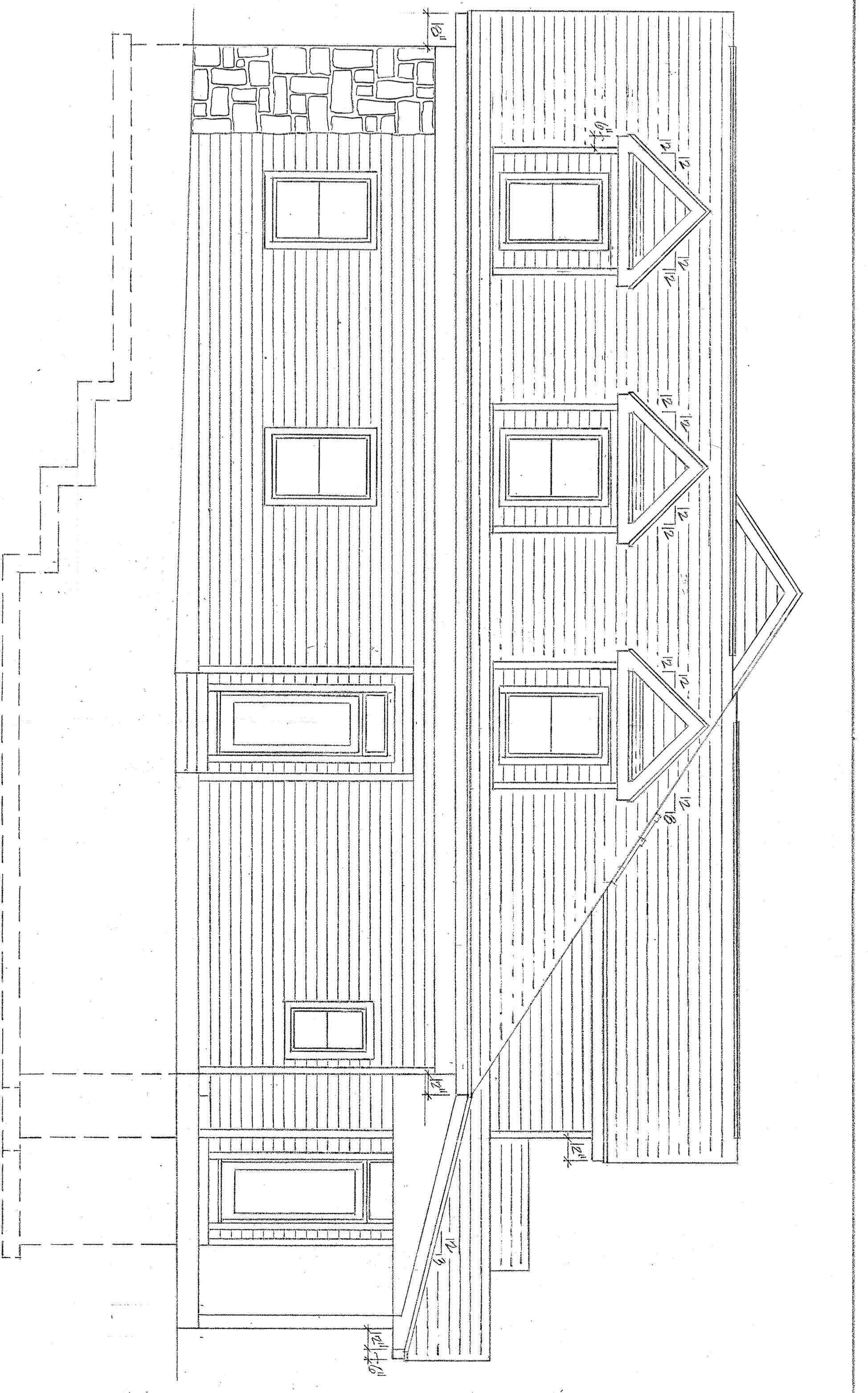
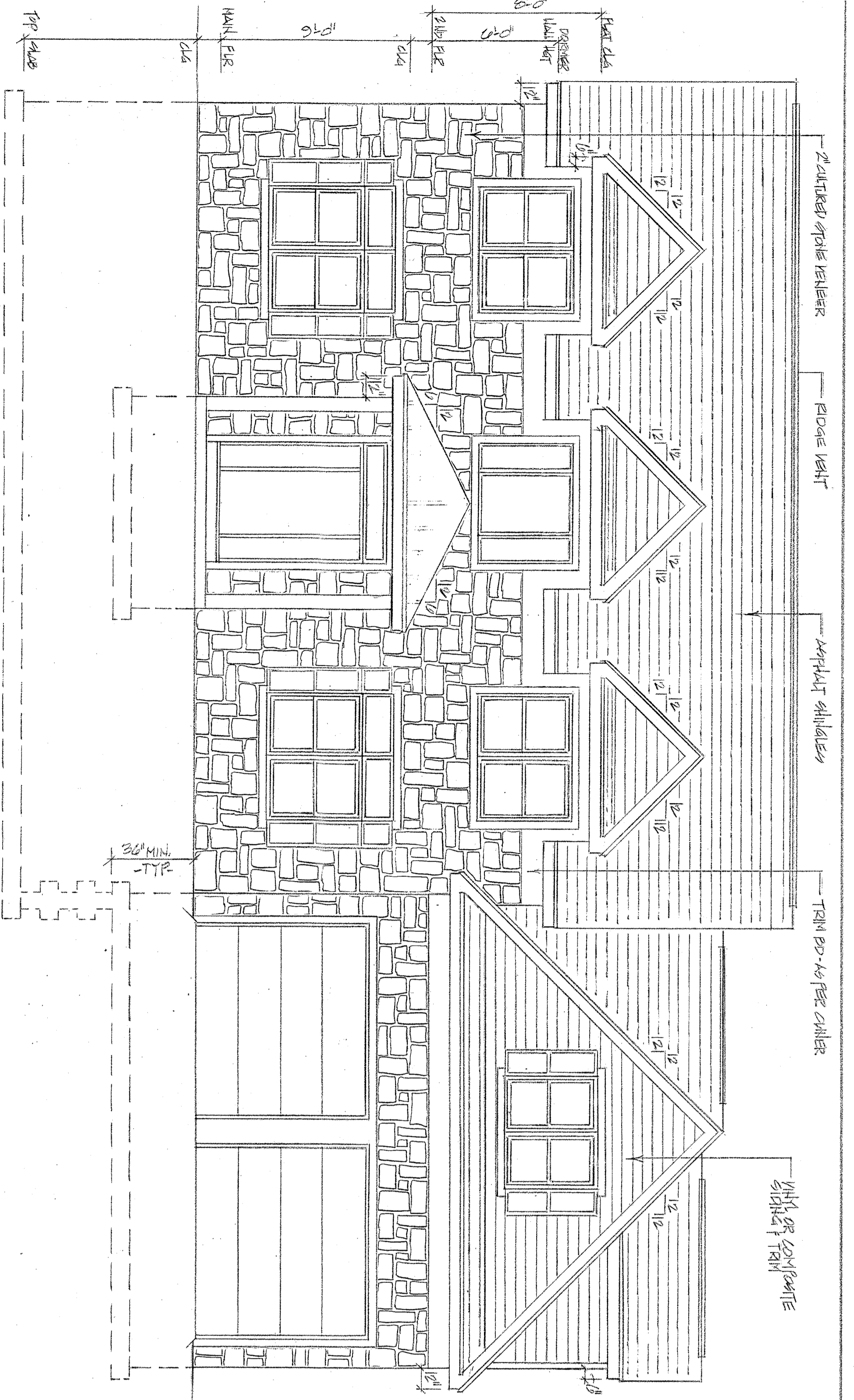
Zone R-15 Bulk Regulations Group M

Item	Required	Existing	Proposed
Lot Area	15,000 sf	20,091 sf	No Change
Lot Width	100 ft.	100 ft.	No Change
Street Frontage	75 ft.	100 ft.	No Change
Front Yard	30 ft.	36.2 ft.	No Change
Side Yard	20 ft.	24.6 ft.	20.1 ft.
Total Side Yard	50 ft.	53.9 ft.	* 40.4 ft.
Rear Yard	35 ft.	133.5 ft.	105.1 ft.
Max. F.A.R.	0.20	0.09	0.17
Max Bldg. Height	1 ft. per ft. from lot line	5' per ft. from lot line	7.7' per ft. from lot line

\* Denotes Variance Required



*Robert E. Sorace*  
Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498  
Lic. 49162



NOTE: THESE PLANS TO BE USED FOR ORANGETOWN BOARD MEETINGS ONLY. NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**NEW RESIDENCE FOR ALLYN FLAHERTY**  
**20 PINTO ROAD PEARL RIVER, N.Y.**

**HARRY J. GOLDSTEIN ARCHITECT**

**HARRY J. GOLDSTEIN ARCHITECT**  
 DESIGN & DEVELOPMENT  
 15000 ROAD MONROE, NEW YORK 13522  
 (518) 354-7942 (914) 393-3372

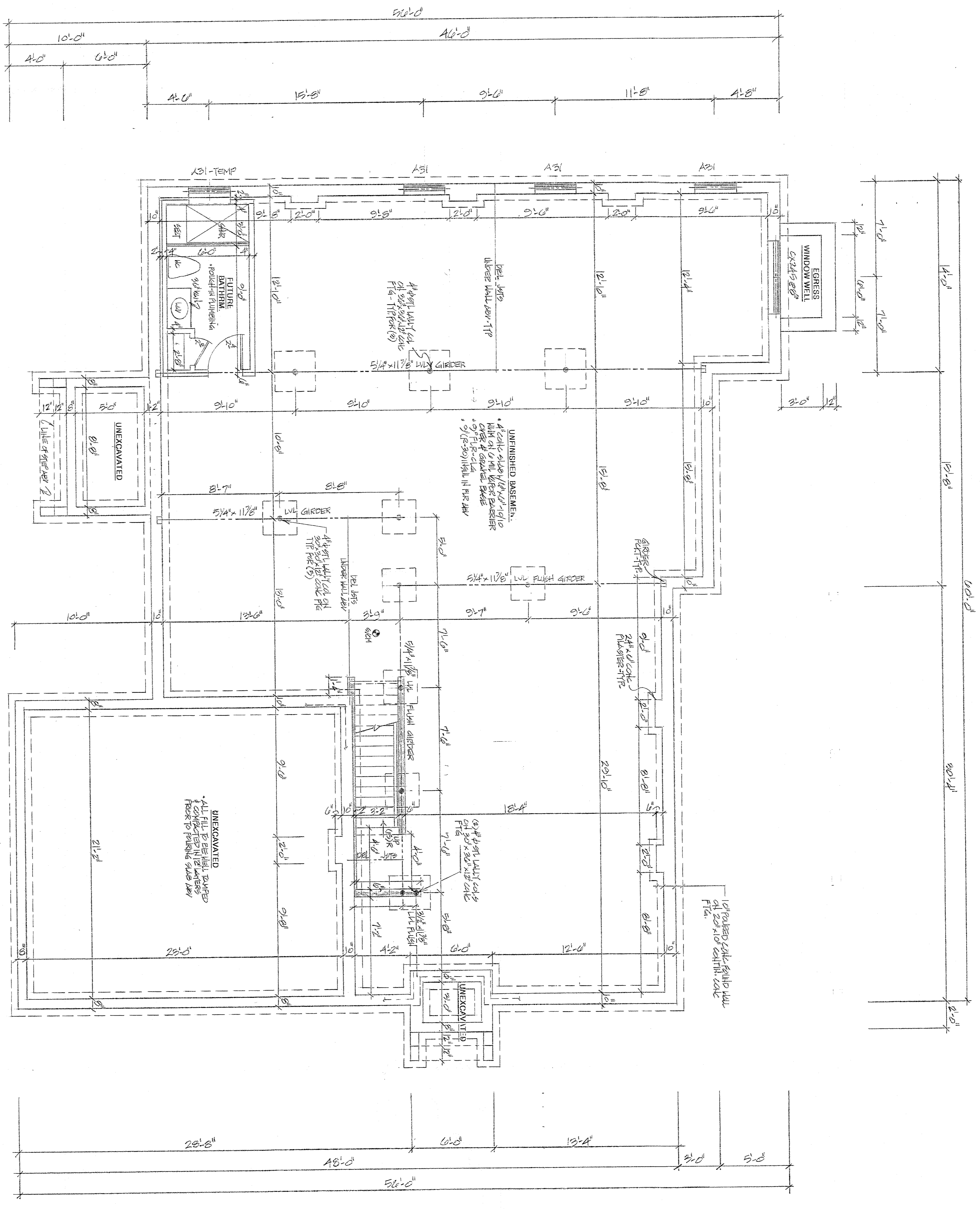
TOWN OF ORANGE  
 ARCHITECTURAL REVIEW BOARD  
 SEP 15 2020

PROJECT 200106  
 SEPTEMBER 15, 2020

1 OF 4

**GENERAL SPECIFICATIONS**

- GENERAL NOTES
1. CONTRACTOR SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF PEARL RIVER, N.Y. AND THE N.Y.S. BUILDING AND ENERGY CODES.
  2. THESE PLANS ARE TO BE USED FOR PERMIT & CONSTRUCTION. THESE PLANS, AS ISSUED BY ARCHITECT, SHALL BE USED AS A CONTRACT DOCUMENT. ANY CHANGES SHALL BE MADE BY ARCHITECT.
  3. CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS TO BE SURE THEY CORRESPOND TO THE DIMENSIONS ON THE CONTRACT DOCUMENTS AND SHALL FURNISH OWNER WITH CERTIFICATE OF FINISHANCE.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS TO BE SURE THEY CORRESPOND TO THE DIMENSIONS ON THE CONTRACT DOCUMENTS AND SHALL FURNISH OWNER WITH CERTIFICATE OF FINISHANCE.
  5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
  6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
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  9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  10. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
  11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
  13. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
  14. FINISH TO COMPLETION OF THE WORK SHALL BE AS NOTED ON THE DRAWINGS.
  15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.
  20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCY.



**BASEMENT/FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"

**STATE OF NEW YORK ADOPTED CODES AND STANDARDS**

INTERNATIONAL RESIDENTIAL CODE (NY ED. 2020)  
 NATIONAL ELECTRICAL CODE (NEC) (2020)  
 NATIONAL STANDARD PLUMBING CODE (2020)  
 INTERNATIONAL ENERGY CONSERVATION CODE (2020 RESIDENTIAL)  
 INTERNATIONAL MECHANICAL CODE (2020)  
 2020 RESIDENTIAL PRESERVATIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THESE PLANS ARE IN COMPLIANCE WITH THE 2020 IBCS & NYS DESIGN CODES.

**NEW RESIDENCE FOR ALYN FLAHERTY**

20 PINTO ROAD  
 PEARL RIVER, N.Y.

**HARRY J. GOLDSTEIN**  
 ARCHITECT

**HARRY J. GOLDSTEIN**  
 ARCHITECT  
 DESIGN & DEVELOPMENT

4 REGINA ROAD  
 MONROE, NEW YORK 10653  
 (914) 339-7948 (914) 333-5747

3. ALL LIGHTS AND FIXTURES SHALL BE GOOD SOUND, DIMMABLE, AND ENERGY EFFICIENT. ALL LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

5. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CONTRACTORS ASSOCIATION (IMCA) AND ALL APPLICABLE LOCAL CODES. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

6. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBERS AND PIPEFITTERS ASSOCIATION (IUPUI) AND ALL APPLICABLE LOCAL CODES. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

7. ALL PAINTS AND FINISHES SHALL BE OF HIGH QUALITY AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL PAINTS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL PAINTS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

8. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF ROOFERS (IAR) AND ALL APPLICABLE LOCAL CODES. ALL ROOFING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL ROOFING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

9. ALL EXTERIOR WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF EXTERIOR CONTRACTORS (IAEC) AND ALL APPLICABLE LOCAL CODES. ALL EXTERIOR WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL EXTERIOR WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

10. ALL INTERIOR WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF INTERIOR CONTRACTORS (IAIC) AND ALL APPLICABLE LOCAL CODES. ALL INTERIOR WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL INTERIOR WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

11. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF FINISHERS (IAF) AND ALL APPLICABLE LOCAL CODES. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

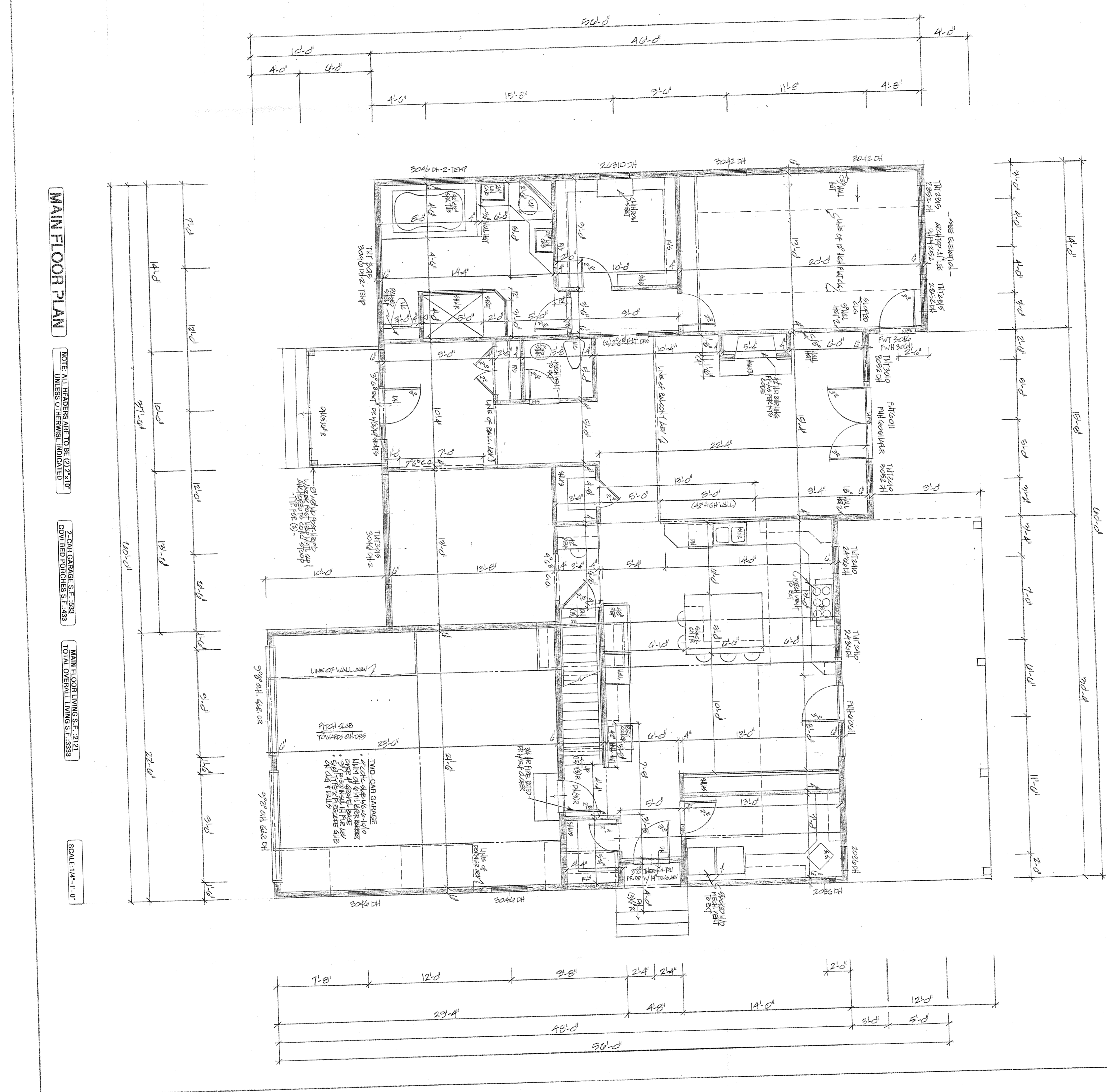
12. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF CONCRETE CONTRACTORS (IACC) AND ALL APPLICABLE LOCAL CODES. ALL CONCRETE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL CONCRETE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

13. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF FOUNDATION CONTRACTORS (IAFC) AND ALL APPLICABLE LOCAL CODES. ALL FOUNDATION WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FOUNDATION WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

14. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF STRUCTURAL CONTRACTORS (IASC) AND ALL APPLICABLE LOCAL CODES. ALL STRUCTURAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL STRUCTURAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

15. ALL GENERAL CONTRACTING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF GENERAL CONTRACTORS (IAGC) AND ALL APPLICABLE LOCAL CODES. ALL GENERAL CONTRACTING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL GENERAL CONTRACTING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

16. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND THE MANUFACTURER'S INSTRUCTIONS. ALL OTHER WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL OTHER WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



**MAIN FLOOR PLAN**

NOTE: ALL HEADERS ARE TO BE 2" X 10" UNLESS OTHERWISE INDICATED

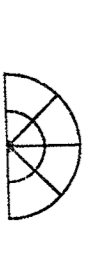
2-CAR GARAGE S.F. 338  
COVERED PORCHES S.F. 433

MAIN FLOOR LIVING S.F. 2121  
TOTAL OVERALL LIVING S.F. 3553

SCALE: 1/4" = 1'-0"

**NEW RESIDENCE FOR  
ALYNN FLAHERTY  
20 PINTO ROAD  
PEARL RIVER, N.Y.**

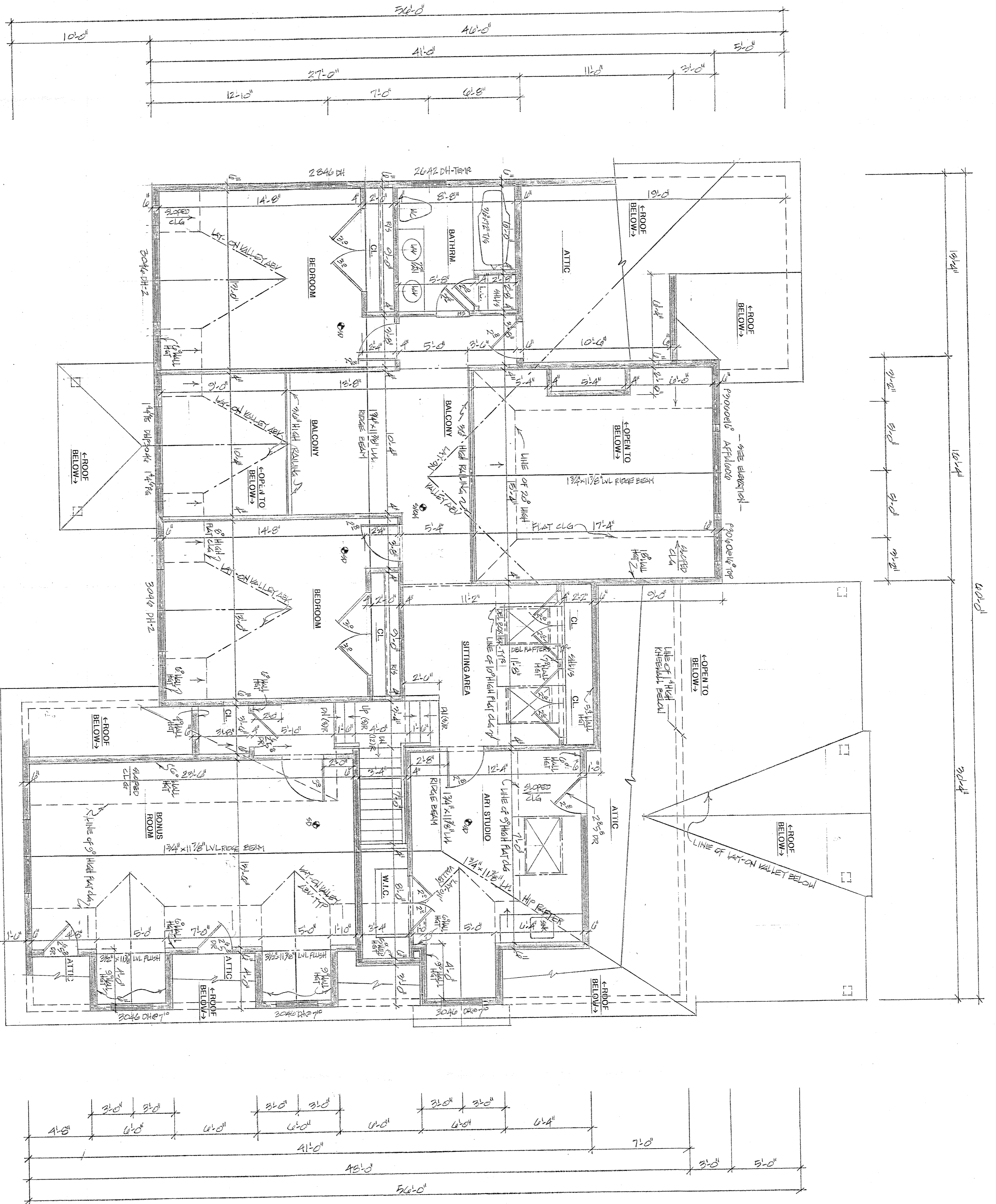
**HARRY J. GOLDSTEIN  
ARCHITECT**



**HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT**

ATTORNEY AT LAW  
100 WEST 42ND STREET  
NEW YORK, NY 10018  
(212) 691-1000

NY 1. Licens. No. 22318  
NOT VALID UNLESS SIGNED BY ARCHITECT



**SECOND FLOOR PLAN**

NOTE: ALL HEADERS ARE TO BE 2"x10" UNLESS OTHERWISE INDICATED

SECOND FLOOR LIVING S.F. 1212 UNFINISHED BONUS ROOM S.F. 233

SCALE: 1/4" = 1'-0"

**NEW RESIDENCE FOR ALYN FLAHERTY**  
**20 PINTO ROAD PEARL RIVER, N.Y.**

HARRY J. GOLDSTEIN ARCHITECT

HARRY J. GOLDSTEIN ARCHITECT



N.Y. LICENSE NO. 02318  
 607 VAND NIVERS SONGS & BEARS

MEMBER AIA  
 1523  
 (85) 356-792 (914) 353-272